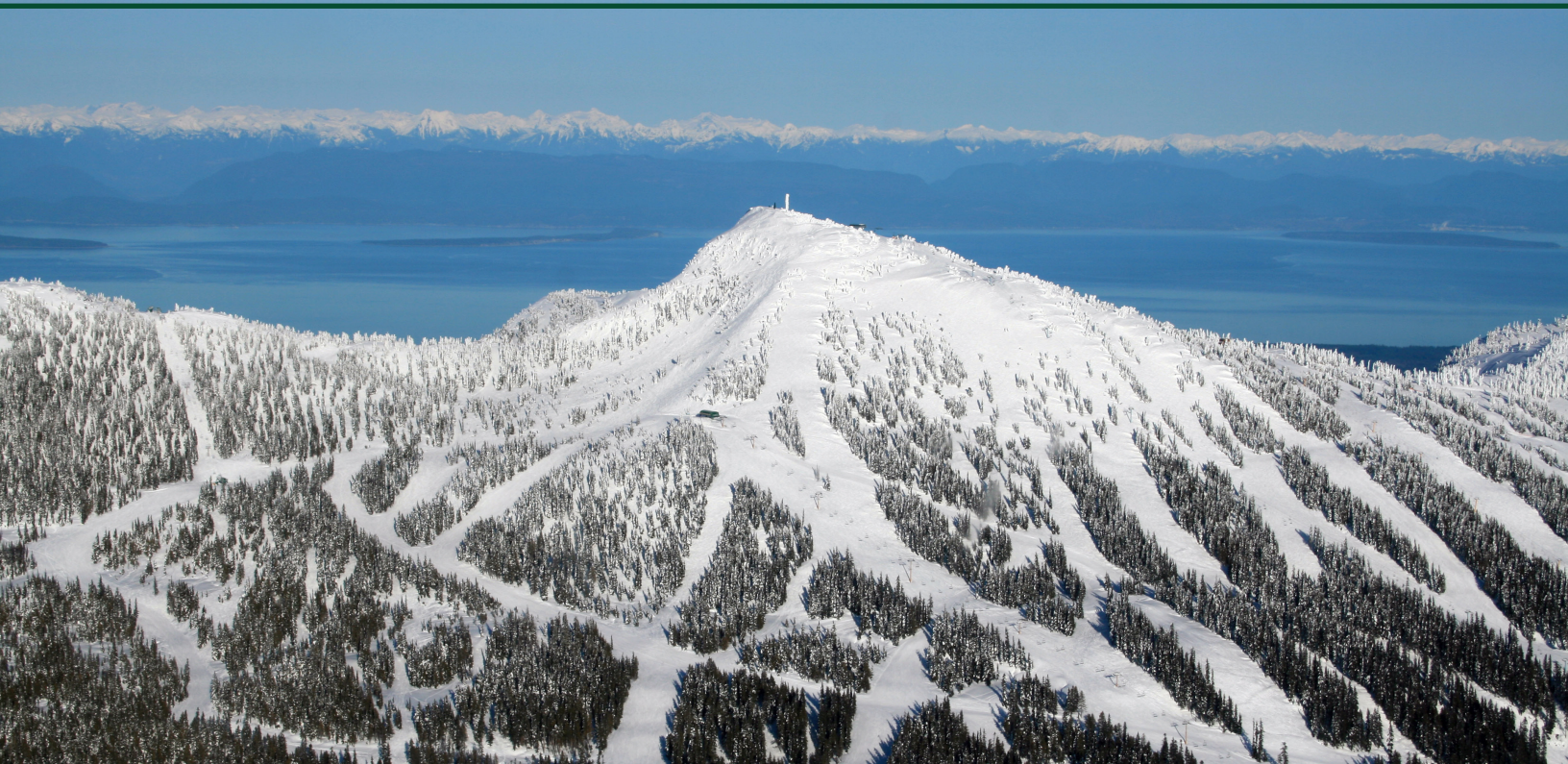


MOUNT WASHINGTON DEVELOPMENT LANDS

VANCOUVER ISLAND | BRITISH COLUMBIA



FOR SALE

LOT A

APPROXIMATELY 4 ACRES
HOTEL / CONDO UP TO 150 UNITS

LOT 2B

APPROXIMATELY 4 ACRES
TOWNHOMES / CONDOS
UP TO 75 UNITS

ENQUIRIES

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OPPORTUNITY

CBRE Limited has been retained as the exclusive agent to offer for sale two different land parcels for development located at the base of beautiful Mount Washington Alpine Resort. Each of the lots are placed in an optimal location to embrace all of the activities the mountain has to offer, through Winter, and Summer. Concept plans have been developed for the lots to showcase how they will be optimized.

The logo for CBRE, consisting of the letters 'CBRE' in a bold, green, sans-serif font.

MOUNT WASHINGTON

AT A GLANCE

Mount Washington Alpine Resort
is adjacent to spectacular
Strathcona Provincial Park

Mount Washington Alpine Resort is adjacent to spectacular Strathcona Provincial Park. It is minutes away from Courtenay and Comox, and is Vancouver Island's one and only full service ski resort. Utilized by some of the world's best skiers in preparation for the 2010 Winter Olympic Games, Mount Washington features dramatic terrain and the deepest natural snow base in Canada. Not only is it a hot spot for Winter activities, but the Mountain also offers activities in the summer such as Mountain Biking, Alpine Hiking, Scenic Chairlift Rides, and Disc and Mini Golf.



- New ownership (experienced ski resort operators)
- Recent resort investments for winter and summer
- Scheduled future base activity improvements



- Average of over 300,000 skiers each year
- Average annual snow fall of more than 33 feet
- 81 ski runs, 5 chairlifts and 5 magic carpets
- 14 Nordic Cross Country trails totaling over 55 km
- 8 Snowshoe trails totaling over 22 km

RECENT IMPROVEMENTS

The Mountain's newest owner, Pacific Group Resorts Inc., has invested more than \$4,000,000 in improving the Mountain's facilities so far which include:

- Investment in additional snow grooming machines
- Installed snow-making system for beginner area and tubing park
- Purchased primary snow-making pumps to support main snow-making system
- Re-branding
- Opened Mountain for Mountain Biking
- New bistro lounge/cafe
- New Outdoor Elements retail store
- New Rossignol Demo Center
- New Rossignol demo fleet of skis and snowboards
- New fleet of Rossignol rental skis
- New Quad Bungee Trampoline
- New bike trails and skills park

Future resort improvements includes plans for further investment in snow making equipment, expansion of base mountain activities and expansion of hospitality offerings.

MOUNT WASHINGTON
FEATURES DRAMATIC
TERRAIN AND THE
DEEPEST NATURAL SNOW
BASE IN CANADA.



DEVELOPMENT LANDS

RELEASING A LIMITED SUPPLY

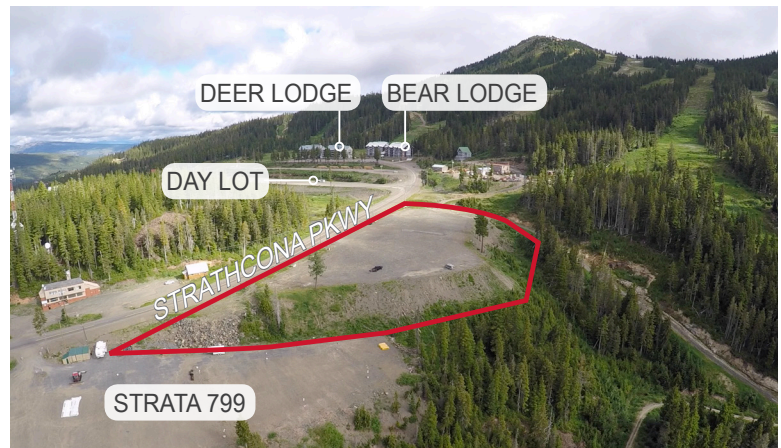
Pacific Group Resorts Inc., is releasing a limited supply of development land for sale. Both development parcels offer residents easy access to the Mountain's facilities. Details include:

- Water and sewer to the lot line
- Lots can be phased
- Lot A will be developed in conjunction with a new chair lift to the main lodge
- Design guidelines will be provided by PGRI
- Both lots are easily accessible year round by vehicles
- Both lots are ski in/ski out
- Opportunity to increase density

LOT A PRICE: \$1,600,000



LOT 2B PRICE: \$795,000



**HOTEL / CONDOS
UP TO 150 UNITS**

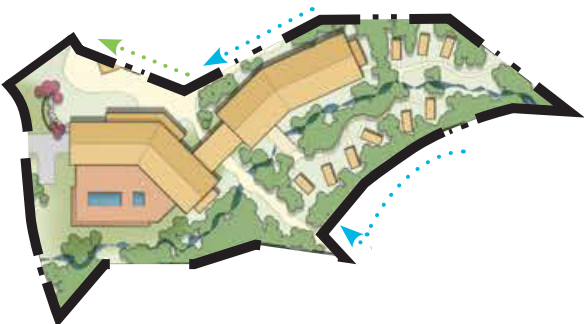
Size: 4 acres (approx.)

Density: Up to 150 units



Highlights:

- Condos for sale
- Condo rentals professionally managed by MW
- Ski in / ski out
- At the base of the Hawk Chair
- Proximity to future chair lift to the main lodge
- Direct access to mountain bike park and lift



TOWNHOMES / CONDOS

Size: 4 acres (approx.) that is part of 28.2 acres (approx.)

Density: Up to 75 units

Highlights:

- Unique townhouse offering
- Ski in / ski out
- In close proximity to the main lodge
- Easy access to base mountain activities and services
- Just off the Strathcona Parkway



MOUNT WASHINGTON REDEVELOPMENT LANDS

VANCOUVER ISLAND | BRITISH COLUMBIA

Two different land parcels for development

LOCATION

Situated near the middle of Vancouver Island, Mount Washington is located approximately 210 Kilometers north of the capital city of Victoria, 100 kilometers north of Nanaimo; 50 kilometers south of Campbell River and 30 kilometers east of Comox Valley.



Strathcona Parkway is a paved Provincial highway, all-season road that links Mount Washington to the Island Highway and the Comox Valley.



Nanaimo has **two major ferry terminals** connecting Vancouver Island to the mainland via a one hour and forty-minute ferry ride.



Direct daily flights to Comox Valley Airport are available from Vancouver, Calgary and Edmonton with Westjet, Air Canada and Pacific Coastal. Direct flights to Victoria are offered through Alaska Air, Delta, and United from Seattle and San Francisco.



CBRE

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